083.0	0001	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	661,400 / 661,400
					USE VALUE:	661,400 / 661,400
					ASSESSED:	661,400 / 661,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERASI STEPHEN P & LISA C
Owner 2:	
Owner 3:	
Street 1:	36 PARK AVE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FEIN RONALD A/GERSHONA D -
Owner 2:	-
Street 1:	36 PARK AVE EXT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,567 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1911, having primarily Vinyl Exterior and 1284 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4567.000	270,400	1,100	389,900	661,400
Total Card	0.105	270,400	1,100	389,900	661,400
Total Parcel	0.105	270,400	1,100	389,900	661,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 515.11 | /Parcel: 515.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 51801
GIS Ref:
GIS Ref:
Insp Date: 08/13/18

!6749!

PREVIOUS ASSESSMENT

Parcel ID: 083.0-0001-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	270,300	1100	4,567.	389,900	661,300	661,300	Year End Roll	12/18/2019
2019	101	FV	220,000	1100	4,567.	384,300	605,400	605,400	Year End Roll	1/3/2019
2018	101	FV	227,200	0	4,567.	295,200	522,400	522,400	Year End Roll	12/20/2017
2017	101	FV	227,200	0	4,567.	278,500	505,700	505,700	Year End Roll	1/3/2017
2016	101	FV	227,200	0	4,567.	256,200	483,400	483,400	Year End	1/4/2016
2015	101	FV	214,600	0	4,567.	239,500	454,100	454,100	Year End Roll	12/11/2014
2014	101	FV	214,600	0	4,567.	220,600	435,200	435,200	Year End Roll	12/16/2013
2013	101	FV	214,600	0	4,567.	220,600	435,200	435,200		12/13/2012

PRINT

Date	Time
12/10/20	21:28:21

LAST REV

Date	Time
08/23/18	11:18:11

apro

TAX DISTRICT:

PAT ACCT.: 6749

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FEIN RONALD A/G	49450-272		5/15/2007		425,000	No	No		
MCDERMOTT SHAUN	43189-404		8/30/2004		432,000	No	No		
POLIMENI PETER	27853-491		11/7/1997		190,000	No	No		Y

USER DEFINED

Prior Id # 1:	51801
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/4/2002	928	Add Bath	7,000	C				ADD HALF BATH AND
9/6/2002	733	Porch	15,000	C				REBUILD FRONT PORC

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2018	MEAS&NOTICE	CC	Chris C
12/30/2008	Meas/Inspect	336	PATRIOT
12/3/2008	MLS	MM	Mary M
8/1/2007	MLS	HC	Helen Chinal
11/13/2004	MLS	MM	Mary M
2/10/2000	Inspected	276	PATRIOT
1/18/2000	Mailer Sent		
1/18/2000	Measured	163	PATRIOT
8/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4567		Sq. Ft.	Site		0	70.	1.22	6									389,907						389,900	

Total AC/HA:	0.10484	Total SF/SM:	4567	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 389,907	Spl Credit		Total: 389,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.01989794
Adj $ / SQ:	172.108
Other Features:	72500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	332229
Depreciation:	61795
Depreciated Total:	270434

COMMENTS

OF=SINK IN BMT PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

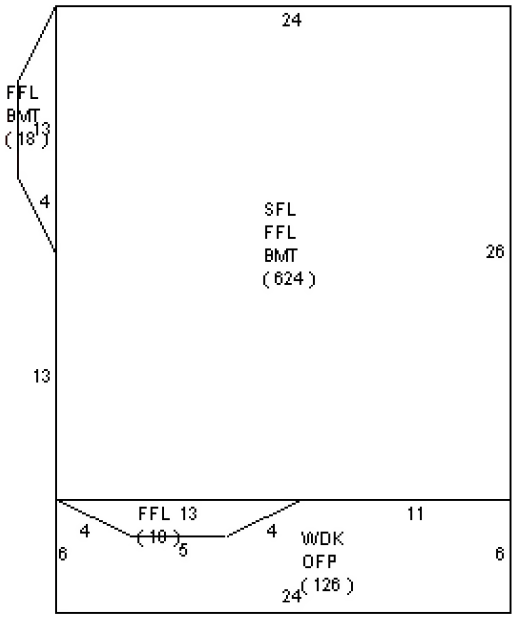
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	172.11
Special Features:	0	Val/Su Net:	124.15
Final Total:	270400	Val/Su SzAd	210.59

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	660	172.110	113,591
BMT	Basement	642	51.630	33,148
SFL	Second Floor	624	172.110	107,395
OFP	Open Porch	126	30.180	3,803
WDK	Deck	126	14.210	1,791

Net Sketched Area:	2,178	Total:	259,728
Size Ad	1284	Gross Are	2178	FinArea	1284
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

083.0-0001-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X24	A	AV	2005	3.23	T	11.2	101			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:		Total:	1,100

IMAGE

AssessPro Patriot Properties, Inc